

MINUTES ~ June 12, 2007

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:30 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Bill Abt of Foster, Mr. Raymond Fogarty of Glocester, Mr. Warren Ducharme of Foster, Mrs. Kelly Hunter of Glocester, Mr. George Jacques of Glocester and member emeritus Mrs. I. Lorraine O'Connors of Glocester. Mrs. Julie Capobianco of Foster joined the meeting at 6:40PM. Mr. Dennis Chretien of Foster was absent because of a Foster School Committee meeting.

Mr. Laramie informed the committee that Mrs. Hunter is the new school committee appointment to the building committee replacing Mr. Walter Steere.

3. Open Meetings Complaint (Steere vs. Foster Glocester Regional Building Committee)

Mr. Laramie asked the committee members if they had any questions on the information that they received from Attorney Piccirilli regarding the open meetings complaint. Mr. Laramie confirmed that the complaint concerns the fact that Mrs. O'Connors was present during an executive session meeting on April 23rd. Mr. Laramie reminded the committee that he had asked Mrs. O'Connors to stay for the executive session as she was privy to the original contract and has experience on this project as well as previous projects and her experience might be called upon.

4. Middle School Site Access Issue

Mr. Laramie informed the committee that in the Fall of 2005, site plans including a bus turning lane on Rt. 102 were presented to and approved by the Glocester Planning Board. Since that time, based on a recommendation from Crossman Engineers and approved by the DOT, the turning lane was removed from the site plans. The decision to remove the turning lane was based on safety issues as the experts felt that the turning lane would cause traffic on Rt. 102 to speed up while passing the buses as well as cause sight distance issues for cars/buses trying to exit out of Rustic Hill Road onto Rt. 102. Mr. Jim Cronan from Crossman Engineers presented the committee with a letter from the DOT dated June 1, 2007 stating that "The Department has approved the PAPA for the Ponaganset Middle School without a right-turn lane. Our approval was based upon an evaluation of the site specific features, such as sight distance, traffic speeds and traffic volumes." Despite DOT's approval of the site plans without a turning lane, the Glocester Safety Commission met and recommended to the Town Council and copying the Planning

Board, that there should be a turning lane. The Gloucester Planning Board asked Mr. Cronan to provide alternatives for getting from Snake Hill Road to the site.

Mr. Cronan presented the building committee with four options to access the site including the original site plan that was presented to the Planning Board in 2005. The other options included having an 'off ramp' type of bus lane off RT 102 before the hill and cutting through the middle school property entering the school at various points along the ring road and Rustic Hill Road. The committee discussed the advantages and disadvantages of the options as presented by Mr. Cronan and agreed that none of the options were as safe as not having a turning lane. Mr. Fogarty questioned whether a crossing guard could be utilized at the intersection. It was agreed that this option would be discussed during the next presentation to the planning board.

Mr. Ducharme moved and Mr. Abt seconded to: Approve the presentation of the four options as requested by the Planning Board for the Planning Board's full consideration. After review of the options presented by our traffic engineer and upon his recommendation, the Building Committee believes that the DOT approved plan is the safest option. However, if the Planning Board thinks otherwise, we request that the Planning Board conduct an independent third party review as suggested by the Chairman of the Planning Board and the Town Planner at the previous meeting. So voted, 7-0.

Mr. Laramie reported that Crossman Engineers issued their final report on the I195 Contaminated Soil issue and summarized saying that the issue is done, there is no contaminated soil on the property

5. Middle School RFP for Moving Services

Mr. Laramie reported that the RFP for moving services for the middle school needs to go out soon. The Principal and the Director of buildings and grounds are in the process of reviewing the RFP now and there are a number of changes to be made to the document. Mr. Ducharme moved and Mrs. Hunter seconded to approve to go out to bid with the RFP for moving the existing Ponaganset Middle School to the new Ponaganset Middle School subject to amendments by the Director of buildings and grounds and the Principal as well as adjustment of the dates for the move and details of the locations of the various items to be moved. So voted, 7-0.

6. Middle School Project Update

Mr. Grzyb reported the site progress as follows: the leach field area is progressing, loam has been spread and the soccer field and area along the driveway will be hydro seeded by Friday; the bioclear tanks were set last week and they started backfilling today, four more tanks will be set on Thursday, the foundation for the control house was poured today and installation on the inside of the control house will be done next week, tests will be run on June 25th run; Cardi Corp will be working on shaping up the area around the retention pond so the area can be hydro seeded and plantings done; the concrete sidewalks are being poured and should be finished by the end of the week; paving with the curbing will be finished next week; some hydro seeding was done last week near the front entrance and back of the school. Mr. Grzyb reported the interior progress as follows: the drywall is complete; interior glass needs to be installed in a few areas; the acoustical ceiling in the main lobby needs to be finished; ceramic tile flooring is complete in the bathrooms; the VCT in the lobby, band and choral areas will be done by next week; carpeting is complete with one room needing to be changed; the wood flooring in the gymnasium is done, they are working

on the striping; bleachers for the gymnasium will in next week; 90% of the white board/tack boards are complete; lockers will be done by the end of the week; toilet partitions in the bathrooms will be done by the end of the week; locker rooms will be complete by June 25th; the science casework is being installed; the last layer of the stage floor will be started tomorrow; the kitchen is in progress with flooring starting tomorrow and the ceiling next week, the equipment will be in the first week of July; the elevator cab has been completed with the inspection scheduled for next week; lavatory fixtures are complete in the classroom wing; the pipes were filled with water, there were minor leaks which are being repaired; the boiler will be tested next Monday or Tuesday; the sprinkler/fire pump is installed and will be tested next week; the HVAC rooftop units are scheduled for a June 18th manufacturer's start up; the rooftop unit for the kitchen will be shipping June 22nd; permanent power was turned on a couple of weeks ago; lighting is on in the classroom and hallways; the fire alarm pre-test is being done as the project goes along with June 22nd being the final fire alarm test; there is phone service in the building and the wiring for the voice data phone systems is in, the equipment has been ordered; the final cleaning for the classroom wing will be on June 18th with the cleaning for the rest of the building scheduled for the following week; FF&E will be delivered the first week in August. Mr. Grzyb reported that the important issue now is the control system for the well house which is due in the week of June 25th.

Mr. Mark Humphrys provided the committee with an update report on the middle school including information on construction, planning board, ESCO, interior signage, acoustical treatments, window treatments and well design. The full report is attached as reference 1.

In discussing the biomass Mr. Humphrys reported that they need to carry an allowance for the design of the foundation for the stack as he has been unable to get pricing for that from the company that builds and installs that portion of the project.

Mr. Laramie questioned when the pricing will come in for the acoustical treatments and how this equipment fits in with the timeframe. Mr. Humphrys reported there is an allowance for the acoustical and that most of the applications are low tech, they can be done at anytime.

Mr. Grzyb reported on the GMP stating that it is still at \$21M, there have not been any significant change orders. All budget information will be available at the beginning of August once the bids are back from the high school project.

In discussing the well design, Mr. Humphrys reported that Mr. Steve Muschiano from Crossman Engineers is working with DOH to get this approved. Mr. Laramie reminded Mr. Humphrys that this needs to get approved as soon as possible to meet the June 30th deadline.

Mrs. Marcotte informed the committee that there was positive feedback from the teachers after the walk through.

7. High School Project Update

Mr. Grzyb reported that his team is finishing up with the bid documents which will go out June 18th with bids due back July 19th. Mr. Grzyb reported that the budget will be ready for the first week of August.

Mr. Grzyb reported that the abatement bids came in and abatement services were awarded to SiteCon Corporation with a bid of \$228,503. SiteCon will start abatement around June 23rd.

The targeted completion date for the high school project is June 2009.

Mr. Alex Ziemba reported that they are completing the biomass documents now and they will be available Wednesday, June 20th. The admin wing design plans will also be ready on June 20th. Mr. Ziemba reported that Mr. Tim Beeham has completed the ISDS design which will be submitted to DEM this week.

8. High School Heating Plant Temporary Repairs

Mr. Joe McGovern reported that one of the tanks in the high school is leaking and needs to be repaired or possibly replaced. Until the situation is looked into further, Mr. McGovern does not know if this is a heating/storage tank issue or an expansion tank issue as well. The committee agreed that the district needs to have someone come in and assess the problem. If this is something that can easily be repaired then this would be a regular maintenance item that goes through the district. However, if replacement of the tank is necessary then the issue would go to the building committee and the new tank could be put in now.

9. Owner's Representative RFP Progress Report

Mr. Laramie reported that the A&E sub committee reviewed the four responses from the RFP for owner's representative services and met last night to interview the two selected respondents. Mr. Laramie reported that they are now in the process of conducting reference checks and will most likely hold a special building committee meeting to make a recommendation to the building committee. Mr. Laramie informed the committee that the price ranges were between \$250K-\$700K with different options for levels of service within those amounts.

10. Filing & Organizational Services

Mr. Laramie requested that the committee approve the hiring of someone to come in and organize and file all the records as this is becoming a critical issue. Mr. Laramie estimated that the filing would cost approximately \$400-\$500. Mr. Fogarty moved and Mrs. Hunter seconded to accept the recommendation to hire someone to organize and file the records for a maximum of 40 hours at \$10 an hour. If more time is necessary then Mr. Laramie would need to come before the committee again. So voted, 7-0.

11. Business Manager's Report

Mr. Laramie distributed the monthly financial report which was prepared by Mr. Steve Winsor. The report detailed a balance of \$15,261,940 in the money market account, a \$362,259.86 balance in the checking account and expenditures to date totaling \$20,009,014. Mr. Fogarty moved and Mrs. Hunter seconded to table the vote/discussion of the treasurer's report to next month as the treasurer is not present for questions. So voted, 7-0.

12. Business Manager's Appointment

Mr. Laramie informed the committee that Mr. Winsor has resigned as business manager and treasurer of the Region effective June 15th. Mr. Laramie reported that based on advice from legal council, the proposed check signing process in the absence of a business manager/treasurer is that Mr. Laramie and Dr. Cirillo will have check signing authority for approved invoices up to \$2,500, any amount greater than that will require both Mr. Laramie and Dr. Cirillo's signature. The invoice approval process stays the same in that two officers have to approve payment of bills. Mr. Fogarty moved and Mr. Abt seconded to accept the

check signing process as proposed and explained by Mr. Laramie and recommended by legal council. So voted, 7-0.

Dr. Cirillo reported that a committee has been formed to review applicant's resumes and interview the candidates and the new business manager should be selected by the next building committee meeting. Until that time Mr. Winsor has agreed to continue to assist the building committee.

Mr. Laramie noted that the building committee appreciates the work and extra time that Mr. Winsor dedicated to this project. Mr. Ducharme moved and Mrs. Hunter seconded that the building committee send a letter to Mr. Winsor to publicly thank him for the work that he has done. So voted, 7-0.

13. Other

Mr. Abt reported that there may be additional long-term funding through the Forward Energy Market. The district would get paid because they are reducing the need for energy. The next round for bids is October 15th for a 2011 payback.

Mr. Fogarty reported that we need to wait until September to see if the Federal Grant for alternative energy projects will be available. Mr. Fogarty will plan a site visit with Congressman Langevin, Senators Reed and Whitehouse to review the Ponaganset project.

Mr. Fogarty reported that in a letter dated June 6th from the Board of Regents, the 60% state reimbursement for this project was approved.

14. Approval of Minutes

Mrs. Capobianco moved and Mr. Ducharme seconded that the minutes of the May 2, 2007 Special Meeting be accepted as presented. So voted, 6-0-1 with Mrs. Hunter abstaining.

Mr. Fogarty moved and Mr. Ducharme seconded that the minutes of the May 8, 2007 Regular Meeting be accepted as presented. So voted, 6-0-1 with Mrs. Hunter abstaining.

15. Adjournment

Mr. Jacques moved and Mrs. Hunter seconded that the meeting be adjourned at 9:30PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, July 10, 2007



AHARONIAN & ASSOCIATES INC. - ARCHITECTS

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BUILDING COMMITTEE UPDATE

REPORT DATE: 6/12/07

PONAGANSET MIDDLE SCHOOL

Glocester, RI

Aharonian Job No. 0551.01

- **Construction**

Construction is still proceeding at a rapid pace. HVC will provide a detailed update of the construction progress to date.

- **Planning Board**

We were requested to appear before the Planning Board on 6/4/07 to address the issue of the right turn lane on Rt 102. That lane was eliminated during the design process for safety reasons w/ the approval of RIDOT. The Planning Board disagreed with the deletion of the right turn lane & considers it a modification to the approved application. The Board required the Design Team to provide alternatives to the complete removal of the lane, such as a side road turn off that would have the same effect as the right turn lane but also addressed the Design Team's safety concerns (obstructed line of sight @ intersection of Rustic Hill Rd & Rt 102, and the slowing down of the traffic flow) expressed at the hearing. We will present some options for the Building Committee's consideration tonight. We are scheduled to attend a Planning Board Workshop on 6/18/07, at which time we will present the options approved tonight for discussion at that hearing. Subsequently, we are scheduled to appear at the next Planning Board Hearing on 7/2/07 to make a formal presentation for their approval.

- **ESCO**

The CD's for the Biomass building have been completed & will be delivered to HVC tomorrow for Bidding. John Hinckley has informed us that DEM has issued a Permit.

- **Interior Signage**

The Design Package has been completed and delivered to HVC for Bidding.

- **Acoustical Treatments**

We have developed a list of proposed acoustical treatments for the Auditoria, Music Suite & Gym & have issued our recommendations in a letter to the Building Committee dated 5/21/07. We also forwarded these proposed treatments, along w/ some sketches to further define acoustical panel locations, to HVC for pricing. HVC is developing a cost breakdown for the various treatments to allow for the selection of the treatments by the Building Committee based on a priority & cost basis. The treatments typically involve the application of Tectum acoustical panels to walls or ceilings, gypsum board reflection panels placed in the suspended ceiling grid system and the application of acoustic seals to door frame perimeters.

- **Window Treatments**

We are in the process of preparing a Bid Package for the Window Treatments based on using 2 types of shading devices. Roller clutch shades @ exterior windows & mini-blinds @ interior borrowed lites @ offices. 2 different shade fabrics (opaque vinyl & sun control fabric) will be used depending on whether sun control or room darkening requirements have priority.

- **Well Design**

We are still awaiting approval from DOH regarding the Well System Design. We were finally able to make contact w/ Doris Aschman (DOH) at the end of last week. She has requested additional information be submitted on the system design for her review, as well as the other documentation required for the Final approval. Ms. Aschman said she understood the time constraints & financial implications & is willing to work toward issuing an approval of the well system design ASAP w/ the understanding that final approval will be given only after all other required testing & inspections are completed. We are in the process of pulling together a package of the requested information & will deliver it to DOH on Monday (6/18/07) morning. We have also met w/ Joe McGovern & are assisting him w/ the completion of the paperwork (via Steve Muschiano of CEI).

End of Report